

WARRANTY DEED
002761

Know all Men by These Presents

NO TRANSFER
TAX PAID

44-195
48-340
48-344

THAT, **Cherilyn A. Pelletier** of Augusta, County of Kennebec and State of Maine, FOR CONSIDERATION PAID, grants to **Daniel B. Pelletier**, with a mailing address of 3 Windsor Lane, Augusta, Maine 04330, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located in Kennebec County, Maine; more particularly described as follows:

A certain lot or parcel of land with the buildings thereon situated in Farmingdale, County of Kennebec and State of Maine, bounded and described as follows:

On the north by Grant Street; on the east by land now or formerly of Harriman; on the south by land now or formerly of Alfred McCausland; and on the west by land now or formerly of Moore.

Meaning and intending to convey the same premises conveyed to Daniel Pelletier and Cherilyn Pelletier by deed from Geraldine J. Poulin dated June 30, 1987 and recorded at the Kennebec County Registry of Deeds in Book 3183, page 337.

Also other certain lots or parcels of land located in Waterville, County of Kennebec and State of Maine, being bounded and described as follows:

PARCEL ONE: 94 Front Place, Waterville, Maine.

Beginning at a stone monument on the southerly line of land formerly owned by Charles Pepper and now or formerly owned by George John, said line being the northerly line of land conveyed to Seraphin Lessard and Sarah Lessard by deed of George Chamberlain dated March 23, 1921 and recorded at said Registry in Book 594, page 266, which said monument and point of beginning is sixty-eight and five tenths (68.5) feet easterly, measured on said line from a monument in the easterly line of land owned now or formerly by Ann M. Pulsifer previous to the year 1906 A.D.; thence running westerly sixty-eight and five tenths (68.5) feet to said monument in said easterly line of land owned now or formerly by said Pulsifer previous to 1906 A.D.; thence running southerly along the easterly line of said land now or formerly owned by said Pulsifer previous to 1906 A.D. the distance of twenty-five and three tenths (25.3) feet to a point one rod northerly from the northerly line of land formerly of Joseph Willette, now or formerly owned by one Dennis, measuring in a line at right angles to said northerly line of said Willette or Dennis land; thence easterly in and along a line parallel with the said northerly line of said Willette or Dennis land, and one rod distant therefrom, seventy-seven and six tenths (77.6) feet to a stone monument in said parallel line aforesaid; thence northerly in a straight line thirty-five and five tenths (35.5) feet to the point of beginning. The above-described parcel of land is 68.5 feet long on its northerly side, 25.3 feet on its westerly side, 77.6 feet on its southerly side, and 35.3 feet on its easterly side.

Also a right of way to be used by the said Grantee, his heirs and assigns, in common with others over a strip of land one rod wide lying between the southerly line of land hereby conveyed and land now or formerly of Seraphin Lessard and Sarah Lessard on the one side and on the northerly line of said Willette or Dennis and that one now or formerly of Roy on the other side, from the westerly line of Front Street to the easterly line of land now or formerly owned by said Pulsifer previous to 1906 A.D.

Also another certain lot or parcel of land with the buildings thereon situated in said Waterville, bounded and described as follows, to wit:

Beginning at the northwesterly corner of land now or formerly of Sara Lessard, it being also the northeasterly corner of land now or formerly of Sarah Mathieu; thence in a southerly direction along the westerly line of land now or formerly of Sara Lessard and the easterly line of land now or formerly of Sarah Mathieu, thirty-five (35) feet to the southerly line of land now or formerly of Sara Lessard and the northerly line of a passway; thence easterly along said Sara Lessard's passway and the northerly line of a passway twenty-five (25) feet; thence northerly a distance of twenty-five (25) feet to a point one rod northerly from the northerly line of land formerly of Joseph Willette, now or formerly owned by one Dennis, measuring in a line at right angles to said northerly line of said Willette or Dennis land; thence easterly in and along a line parallel with the said northerly line of said Willette or Dennis land, and one rod distant therefrom, seventy-seven and six tenths (77.6) feet to a stone monument in said parallel line aforesaid; thence northerly in a straight line thirty-five and five tenths (35.5) feet to the point of beginning. The above-described parcel of land is 68.5 feet long on its northerly side, 25.3 feet on its westerly side, 77.6 feet on its southerly side, and 35.3 feet on its easterly side.

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Meaning and intending to convey a strip of land twenty-five (25) feet in depth and the entire width of the lot from the westerly end of the lot or parcel of land conveyed to Seraphin Lessard and Sara Lessard by warranty deed of George Chamberlain dated March 23, 1921 and recorded at said Registry in Book 594, page 266.

PARCEL TWO: 17 College Avenue, Waterville, Maine.

A certain lot or parcel of land with the buildings thereon situated in said Waterville, and bounded and described as follows:

Westerly by College Avenue; northerly by the premises of the Delta Kappa Fraternity; easterly by land now or formerly of William B. Wing and land formerly of R. I. Lewis; and southerly by the formerly homestead premises of the late Arthur J. Alden. Excepting and reserving from the conveyance of this parcel of land, however, what rights and title therein were conveyed by J. P. Caffrey, et als., to Samuel McCausland, et als., by deed dated December 5, 1854 and recorded at said Registry in Book 196, page 492. Said premises are the same described in the warranty deed from Mary W. Caffrey to Ann M. Pulsifer dated February 26, 1874 and recorded in Book 295, page 525.

Also another lot or parcel of land with the buildings thereon situated in said Waterville, and being a strip of land one rod in width and extending from the easterly line of the above-described parcel to Front Street. Said strip is bounded and described as follows, to wit:

Easterly by Front Street; southerly by land now or formerly of one Roy and land formerly of Joseph Willette, and now or formerly of Octave Denis; westerly by the first parcel of land hereby conveyed; and northerly by land conveyed by Mora P. Thayer, et als., to George Chamberlain by deed dated January 15, 1921 and recorded in Book 597, page 5. The conveyance of this strip of land is made subject to the right of way over the same as described in said deed to George Chamberlain, and said right of way is excepted and reserved from this conveyance. This conveyance is subject to all the terms and conditions of an agreement made with one Peter Vigue with respect to the use of a sewer located on the above-described strip of land as described in an instrument recorded at said Registry in Book 671, page 74, to which reference may be had. Also excepting and reserving from this conveyance any other rights in or over said strip of land which may have been heretofore granted.

PARCEL THREE: 56-58 Silver Street, Waterville, Maine.

The property is located at 56 Silver Street in said Waterville, and being the same premises conveyed to Louis L. P. Loubier, et al., by deed of Aurore Leblanc dated September 10, 1965 and recorded at said Registry in Book 1394, page 183.

Included in this conveyance are all rights of way as described in the above-said deed.

Also another certain lot or parcel of land situated in said Waterville and more particularly bounded and described as follows, to wit:

The property is located at 58 Silver Street in said Waterville, and being the same premises conveyed to Louis L. P. Loubier, et al., by deed of Luke Lacombe and Juliette Lacombe dated March 13, 1959 and recorded at said Registry in Book 1145, page 321, to which reference is made for a more particular description.

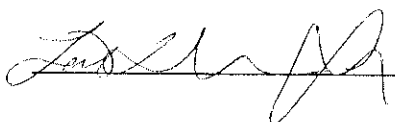
Included in this conveyance are all rights of way as described in the aforesaid deed.

Excluded from the warranty covenants are outstanding mortgages granted by Daniel B. Pelletier and Cherilyn A. Pelletier.

Meaning and intending hereby to convey the same premises conveyed to Daniel B. Pelletier and Cherilyn A. Pelletier by deed from Gerald L. Vigue and Bethany E. Vigue dated February 14, 1990 and recorded at said Registry in Book 3693, page 170.

WITNESS my hand and seal this 3rd day of February, 1995.

WITNESS:



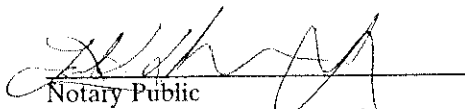
 Cherilyn A. Pelletier

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STATE OF MAINE
COUNTY OF KENNEBEC, ss.

PERSONALLY APPEARED the above-named Cheryl A. Pelletier and
acknowledged the foregoing instrument to be her free act and deed.


Notary Public
LESTER F. WILKINSON JR.
ATTORNEY AT LAW

A:20660013.W02

RECEIVED KENNEBEC SS.

95 FEB -9 AM 10:32

ATTEST: 
REGISTER OF DEEDS